

A PLAT OF Fisherman's Wharf

APRIL, 1988

PHASE II

SHEET 1 OF 2

LYING IN GOV'T LCT 3, SEC. 6, TWP. 41 S., RGE. 43 E.
TOWN OF JUPITER, FLORIDA

61-18

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record in D-61-18
on 4/1/88 at 10:00 AM
by J. S. [Signature]
Notary Public

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 6, PROCEEDED N 89°58'56" W ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF INDIAN-TOWN ROAD, AS RECORDED IN DEED BOOK 11, PAGE 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 3021.14 FEET TO THE GOVERNMENT MEASUREMENT LINE OF 1885, ALSO BEING THE WEST LINE OF MAINTENANCE SPILL AREA 405, AS RECORDED IN DEED BOOK 523, PAGE 340, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 17°07'54" W ALONG SAID WEST LINE, A DISTANCE OF 252.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 17°07'54" W ALONG SAID WEST LINE, A DISTANCE OF 463.79 FEET; THENCE N 89°18'15" W, A DISTANCE OF 854.14 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE N 01°29'38" E ALONG SAID WEST LINE, A DISTANCE OF 176.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD JUPITER BEACH ROAD, A 50 FOOT RIGHT-OF-WAY, SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 124.36 FEET, FROM WHICH A RADIAL LINE BEARS N 00°43'25" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°13'11", AN ARC DISTANCE OF 85.13 FEET TO THE POINT OF TANGENCY; THENCE N 57°00'18" E, A DISTANCE OF 50.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 182.59 FEET; THENCE NORTHEAST-ERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°07'00", AN ARC DISTANCE OF 127.44 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 84°22'42" E, A DISTANCE OF 940.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY RECORDED IN PLAT BOOK 17, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 18°00'38" E ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 816.36 FEET; THENCE N 85°18'54" W, A DISTANCE OF 149.32 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 421.30 FEET, FROM WHICH A RADIAL LINE BEARS N 76°43'14" E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'14", AN ARC DISTANCE OF 53.08 FEET TO THE POINT OF TANGENCY; THENCE S 20°29'27" W, A DISTANCE OF 58.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'53", AN ARC DISTANCE OF 0.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.580 ACRES.

DEDICATION AND RESERVATION

STATE OF FLORIDA
TOWN OF JUPITER S.S.

SHOW ALL MEN BY THESE PRESENTS THAT JUPITER INTRACASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA, AS FISHERMAN'S WHARF PHASE II, BEING MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROAD TRACT:**
THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR ROADWAY, UTILITIES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- EASEMENTS:**
 - UTILITY EASEMENTS:**
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TV.
 - LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - DRAINAGE EASEMENT:**
THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

DEDICATION AND RESERVATION (cont.)

- PRESERVATION AREA:**
THE PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY AS A PUBLIC PRESERVE AND MAY NOT BE ALTERED WITHOUT PERMISSION FROM ALL GOVERNING AUTHORITIES.
- DRAINAGE TRACTS:**
DRAINAGE TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR DRAINAGE PURPOSES AND LANDSCAPING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- ACCESS EASEMENT:**
THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK W. DENHOLTS AND STEVEN H. RHODES, AS GENERAL PARTNERS, THIS 15th DAY OF September, 1988.

JUPITER INTRACASTAL ASSOCIATES,
A FLORIDA GENERAL PARTNERSHIP

J. S. [Signature]
GENERAL PARTNER

J. S. [Signature]
GENERAL PARTNER

WITNESSES AS TO BOTH

J. S. [Signature]
GENERAL PARTNER

J. S. [Signature]
GENERAL PARTNER

WITNESSES AS TO BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
TOWN OF JUPITER S.S.

BEFORE ME PERSONALLY APPEARED JACK W. DENHOLTS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1988.

MY COMMISSION EXPIRES: Feb. 5, 1991
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
TOWN OF JUPITER S.S.

BEFORE ME PERSONALLY APPEARED STEVEN H. RHODES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1988.

MY COMMISSION EXPIRES: Feb. 5, 1991
NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED MORTGAGEE CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8724, PAGE 440, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Secretary AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September, 1988.

BELL SAVINGS BANK, PARA. A CORPORATION

BY: [Signature]
Vice President

BY: [Signature]
Secretary

ATTEST: [Signature]
NOTARY PUBLIC

BELL SAVINGS BANK #886A

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED Gerald Sabatino AND [Signature] AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 1988.

MY COMMISSION EXPIRES: May 14, 1990
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, MICHAEL H. SPESER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JUPITER INTRACASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

[Signature]
MICHAEL H. SPESER
ROBERT CASEY, CECILIA MARTENS,
MICHAEL O'CONNELL
315 N. FLAGLER DRIVE, 19TH FLOOR
WEST PALM BEACH, FLORIDA 33402

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.N.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEE POINTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

[Signature]
SURVEYOR

REGISTERED SURVEYOR NO. 4382
STATE OF FLORIDA

TOWN APPROVAL

STATE OF FLORIDA
TOWN OF JUPITER S.S.

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF October, A.D., 1988.

BY: [Signature]
MAYN WINTON, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF October, A.D., 1988.

BY: [Signature]
TOWN ENGINEER

ATTEST: JEAN BECK, TOWN CLERK
BY: [Signature]

INDEXED	RECORDED	FILED
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